

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Hundred Acre Wood is a prime opportunity for a new residential community near downtown and US-301 in Bradenton, FL. The current site plans shows 164 single family homes (45' x 105') and 120 townhomes (22' x 105') on the property with full on-site civil permits ready for pick up, though the parcel is zoned for up to 511 residential units. It has an alternative site planned for 440 townhomes. The site consists of an assemblage of twelve parcels totaling in 99.39 acres. This pristine, wooded, infill property is surrounded by numerous residential developments and is ready to be developed by a home builder or developer. Additional information is available upon request.

LOCATION DESCRIPTION

The property is located at 3200 27th St East in the city of Bradenton, FL. Within a half mile of the site are active subdivisions known as Villages at Glen Creek and Evergreen Community as well as Pirate City, the spring training facility of the Pittsburg Pirates. The property is on the west side of I-75 , south of State Road 64 and a half-mile from US 301. It is 4.5 miles to downtown Bradenton and 10 miles to Sarasota. Only a 3 minute drive to both Sam's Club and Wal-Mart and 10.6 miles to The Mall at University Town Center.

PROPERTY SIZE

99.39 Acres

ZONING

Planned Development, Mixed Use (PD-MU) for up to 511 residential units

PARCEL ID

1542600059, 1543200059, 1543200209, 1543100059, 1542500002, 1538900079, 1538900509, 1538900559, 1538900609, 1538900659, 1540500053

PRICE

\$16,350,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Additional Photos

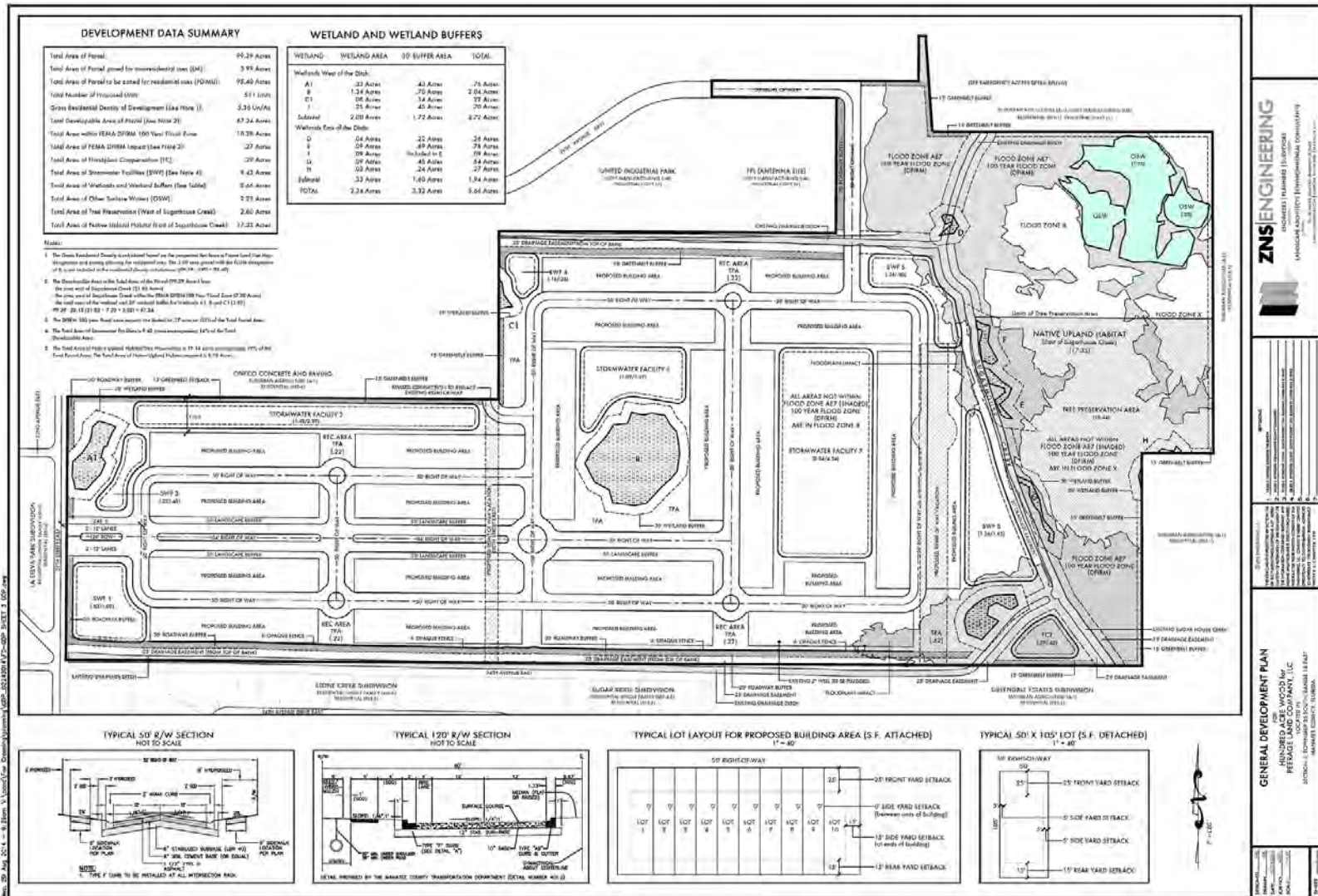


Additional Photos



Additional Photos

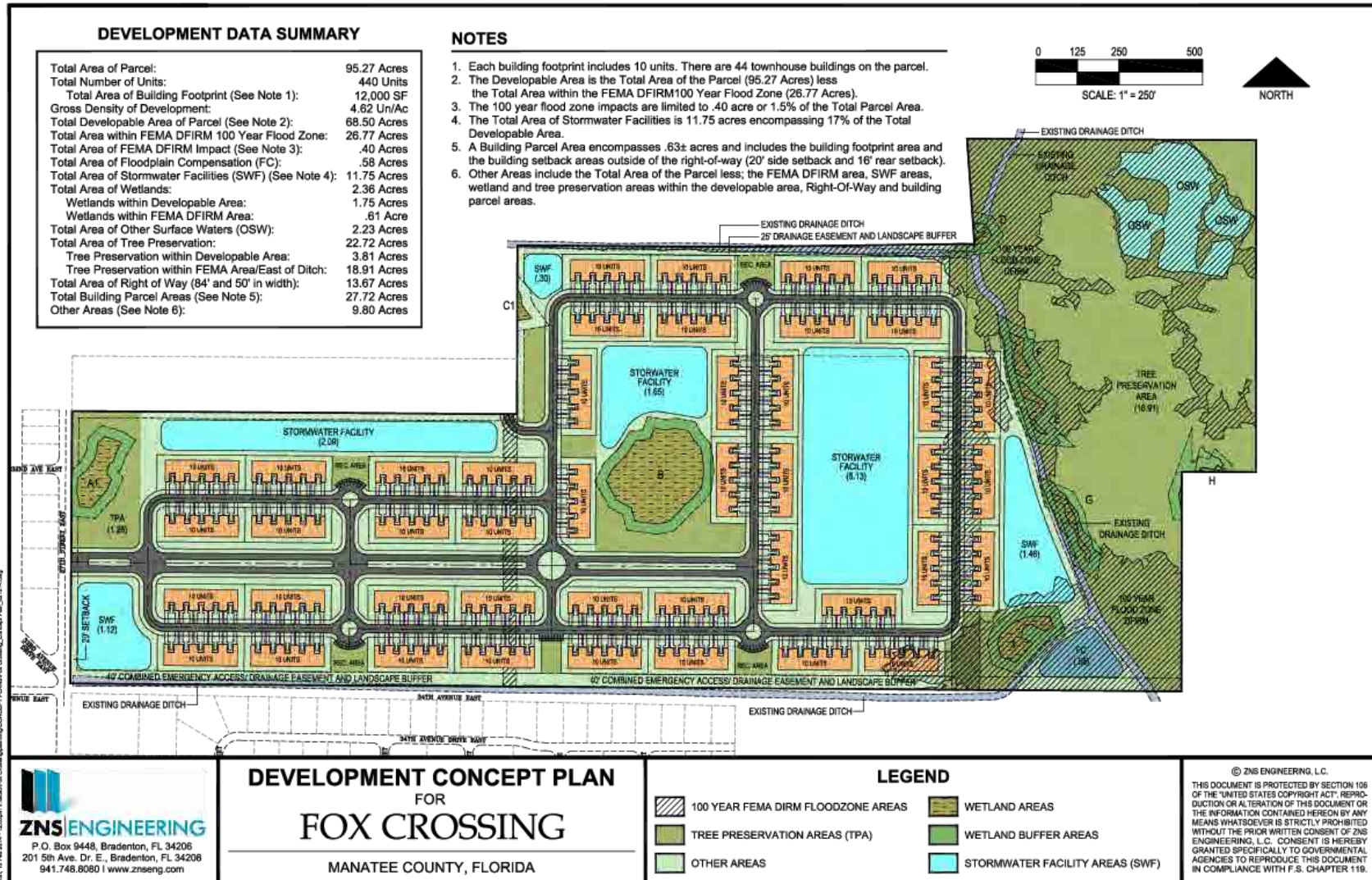




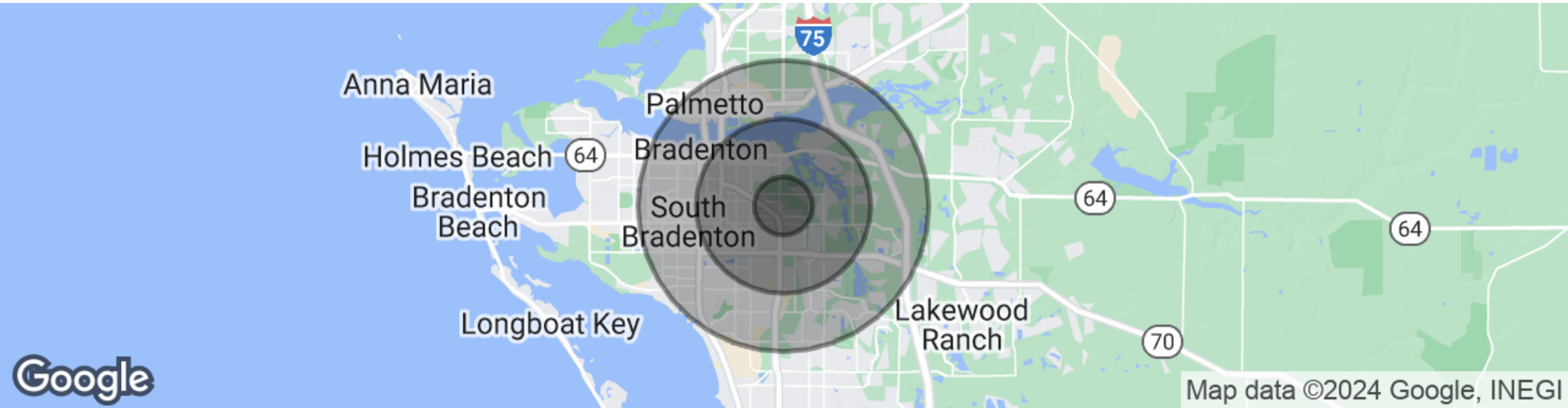
ZNS ENGINEERING
 INCORPORATED
 11000 N. W. 11th Street, Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
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 Email: zns@zns-engineering.com
 Website: www.zns-engineering.com

GENERAL DEVELOPMENT PLAN
 FOR
HUNDRED ACRE WOOD
 REFERENCE LOTS COMPANY, LLC
 11000 N. W. 11th Street, Suite 100
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 Phone: (954) 571-1111
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Proposed TH Site Plan



Demographics Map & Report



POPULATION

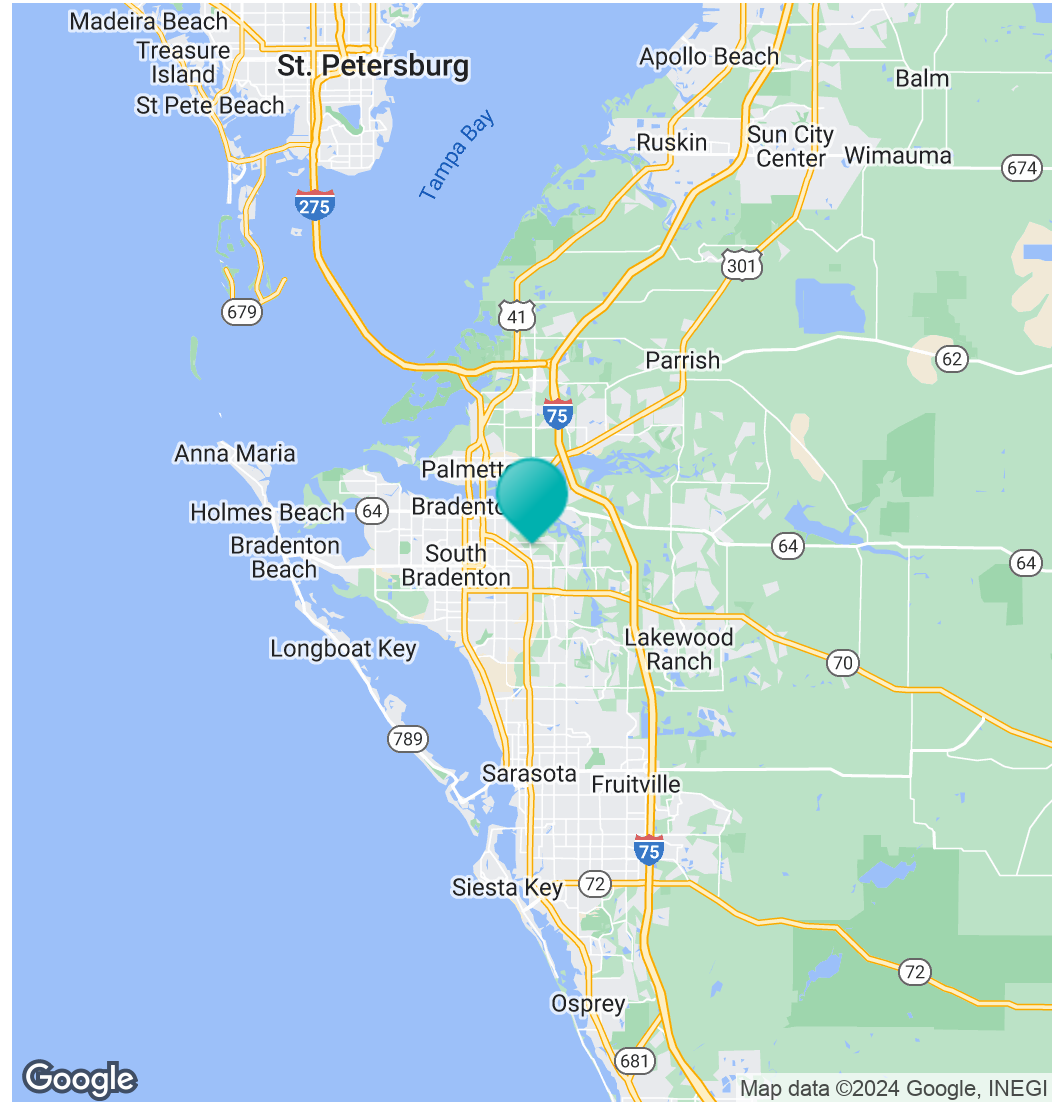
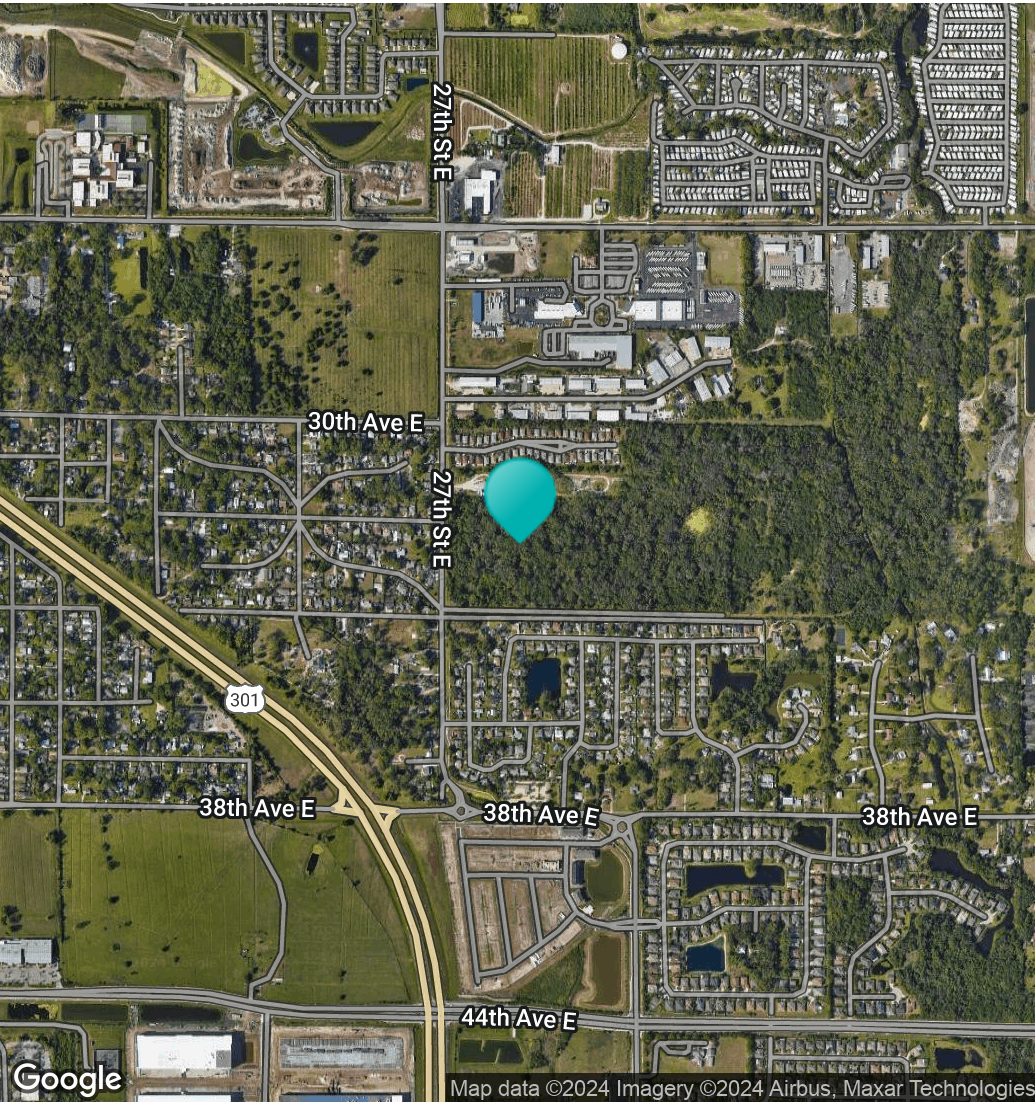
	1 MILE	3 MILES	5 MILES
Total population	7,371	61,284	165,874
Median age	31.5	37.8	40.5
Median age (Male)	29.2	36.7	39.7
Median age (Female)	36.0	40.2	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,144	22,450	65,592
# of persons per HH	3.4	2.7	2.5
Average HH income	\$52,254	\$46,689	\$52,297
Average house value	\$320,412	\$284,021	\$239,204

* Demographic data derived from 2020 ACS - US Census

Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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